

**Springerville Planning & Zoning Commission  
Regular Session Minutes  
January 15, 2004**

**Absent:** None

**Staff:** Kurt Hassler, Zoning Administrator, Michelle Schlosser, Executive Assistant

**1. Call to Order**

The meeting was called to order at 7:00pm.

Roll Call:	Present:	Arnold Moya
		William Lucas
		Larry Martin
		Bridgett Laney
		Betty Amator
		Kay Matthews
		Dan Slaysman

**2. Public Participation**

None

**3. Zoning Administrator Report**

Kurt: Handed out to all commissioners the Commission Procedures By-Laws and discussed. There will be a press release next week stating we will be actively pursuing code violations starting with our own people first then the public. We are trying to get away from a complaint driven response.

Moya: We need to check the Wilson violations on the west side of town.

Kurt: We will check into that. We need to set a work session. All committee members agreed to February 12, 2004 at 6p.m. then the regular meeting to start at 7p.m.

**4. MINUTES**

Consider approval of the P&Z regular meeting minutes of November 13, 2003.

Motion to accept minutes with changing adage to hedge by Kay Matthews/Larry Martin.

Vote:	Ayes:	Arnold Moya
		William Lucas
		Larry Martin
		Bridgett Laney
		Betty Amator
		Kay Matthews
		Dan Slaysman

**5. MINUTES**

Consider approval of the P&Z work session minutes of December 11, 2003.

Motion to accept minutes as presented Betty Amator/Kay Matthews.

Vote:	Ayes:	Arnold Moya
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William Lucas  
Larry Martin  
Bridgett Laney  
Betty Amator  
Kay Matthews  
Dan Slaysman

**6. Election of Chair**

Consider electing a member of the Planning & Zoning Commission to serve as the Chair until December 31, 2004.

Motion to elect Arnold Moya for a second term by Larry Martin/Kay Matthews.

Vote:	Ayes:	William Lucas Betty Amator Dan Slaysman Bridget Laney Larry Martin Kay Matthews
	Nays:	Arnold Moya

**7. Election of Vice-Chair**

Consider electing a member of the Planning & Zoning Commission to serve as the Vice Chair until December 31, 2004.

Motion to elect William Lucas for a second term by Kay Matthews/Larry Martin.

Vote:	Ayes:	Arnold Moya William Lucas Larry Martin Bridgett Laney Betty Amator Dan Slaysman Kay Matthews
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**8. CUP2004-C001**

Bob Goley: Concerned about possible contamination by prior owners, United Waste. States there is a report about same.

Overacker: I am aware of the possible contamination and will make a decision on buying the property or not once I know the bottom line on the cost of clean-up, if any.

Bill Lucas determined he had a conflict of interest with this issue and did not vote.

Motion to approve CUP2004-001 with the following conditions:

1. Mr. Overacker must purchase the property.
2. Repair and maintain fencing around the perimeter of the property to a safe condition.
3. Provide a detailed site plan showing where and types of materials and equipment will be stored on the property.
4. Performance standards to be in accordance with the Section 404 of the Zoning Ordinance of the Town of Springerville.
5. Property development standards to be in accordance with Section 416 ("C-1" Zone, General Commercial) of the Zoning Ordinance of the Town of Springerville.

by Larry Martin.

Motion died for lack of second.

Motion to approve CUP2004-001 with the following conditions:

1. Repair and maintain fencing around the perimeter of the property to a safe condition.
2. Provide a detailed site plan showing where and types of materials and equipment will be stored on the property.
3. Performance standards to be in accordance with the Section 404 of the Zoning Ordinance of the Town of Springerville.
4. Property development standards to be in accordance with Section 416 ("C-1" Zone, General Commercial) of the Zoning Ordinance of the Town of Springerville.

by Larry Martin/Kay Matthews.

Vote:	Ayes:	Arnold Moya Larry Martin Bridgett Laney Kay Matthews
	Nays:	Dan Slaysman Betty Amator

9. **CUP2004-C002**

Moya: Mr. Jones is not present.

Lucas: Asks if the Zoning Administrator could clarify how many spaces are intended for this CUP.

Kurt: Fifty-Seven (57) according to the site plan submitted by Mr. Jones.

Motion to table the issue for an attorney opinion as to the interpretation of the Zoning Code on RV's and Non-Conforming uses by Betty Amator/Larry Martin.

Ayes:	Arnold Moya William Lucas Larry Martin Bridget Laney Betty Amator Kay Matthews Dan Slaysman
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10. **CUP2004-C003**

Motion to table issue due to request of an attorney opinion as to the interpretation of the Zoning Code on RV's and Non-Conforming uses by Larry Martin/Bridget Laney.

Ayes:	Arnold Moya William Lucas Larry Martin Bridget Laney Betty Amator Dan Slaysman
Nays:	Kay Matthews

11. **CUP2004-C004**

Public discussion was allowed regarding this issue.

Mr. John Wilhelm stated he was concerned about crime on the property. J.A. Dargitz was concerned about crime on the property and has seen no improvements in years. Chris Candalaria has seen a lot of improvement and has no problem with Thompson MH Park.

Henry Lee stated he used to check backgrounds for Elva Boles. It doesn't appear that much is being done in the way of improvements. Clint Reed said he was making lots of improvements that will not happen over night. His time frame for completion of phase 1 is July, 2004.

Motion to table issue for an attorney opinion as to the interpretation of the Zoning Code on RV's and Non-Conforming uses by Bill Lucas/Larry Martin.

## **12. ADJOURNMENT**

Motion to adjourn the meeting by Martin/Matthews.

Vote:	Ayes:	Arnold Moya
		William Lucas
		Larry Martin
		Bridget Laney
		Betty Amator
		Kay Matthews
		Dan Slaysman

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Arnold Moya, Chair